

Online Further Submission

Further Submitters Name James Brooks

Further Submitter Number FS153

Further Submitter #153

Wish to be heard No

FS qualifier a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason I own a property and am resident within the area to which a submission has been previously made

Joint presentation Yes

Attention: Mr. James Brooks

Contact organisation

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FS153.01

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Online further submitter? Yes

Date raw FS lodged 30/08/2023 3:28pm

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS153.1

Kapiro Residents
Association

S427.026

Planning
maps

Horticulture
Zone

Amend zoning for clusters of
existing small residential lifestyle
properties from Horticulture
Zone to Rural Lifestyle Zone
where they meet the following
criteria:

Support

Allow

- Existing small residential lifestyle property less than 2.5ha, and
- Without commercial agricultural/horticultural production,
- Part of an existing cluster of at least 8 or so residential lifestyle properties clustered around a road or access lane [inferred].

I am a property owner and resident of Mccaughan road, which is the location to which this original submission refers.

I strongly agree with all the points raised in the submission, and note also that there are similar submissions from numerous property owners throughout the area that has been proposed for new rezoning as horticultural.

In addition to my support of the points already raised in the original submission, I would add further comment in opposition to the new horticultural zoning for Mccaughan

road as follows:
1. I purchased my property on Mccaughan road in 2006, a decision which took into account the nature and characteristics of the surrounding residential properties, and also the then current land zoning status. While being close to horticultural activity along Kapiro road, the Mccaughan road development provides a rural residential setting and character, as was intended under the subdivision resource consent granted in the 1990's. The current proposal to change land zoning to

horticultural
has potential
to negatively
impact on
future
valuation of
properties
located on
Mccaughan
road, where
future buyers
may be
influenced in
viewing the
zone as less
desirable for
residential
living.

2. The
majority of
residential
properties
along
Mccaughan
road are
located on
land adjacent
to and on the
north side of
the Waipapa
Stream and
smaller
tributaries. As
such the land
has steeper
south facing
slopes that
are very
unlikely to be
suitable for
horticultural
purposes.

3. Similar land
characteristics
exist on the

south side of the Waipapa Stream, where residential properties are located in a similar environ to those on Mccaughan road. However, land on the south side remains zoned as Rural residential, suggesting that Mccaughan road should also be considered using similar logic.

4. In view of the long established residential development that currently exists on Mccaughan road, and taking into account the non productive nature of the land, it is highly unlikely that any future horticultural

horticultural
activity on
these
properties
would occur.
However, any
proposals,
although
unlikely,
would
significantly
increase
reverse
sensitivity
issues for
neighbouring
property
owners, and
negatively
impact on
property
market
valuation.
For these
reasons I
support the
original
submission to
oppose the
new
horticultural
zoning
proposal for
of all
properties on
Mccaughan
road.